



Z-8525
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September 16, 2015

NOTICE OF APPLICATION TO AMEND THE ZONING BY-LAW

The Municipal Council for the City of London is considering an amendment to the City's Zoning By-law for the lands shown on the attached map. The requested change is described below. We are advising you of this application to invite your comments.

APPLICANT:

Jing for Jing Ltd.

LOCATION:

89 York Street - see attached map

PURPOSE AND EFFECT:

The purpose and effect of the requested Zoning By-law Amendment is to permit a 10 storey, mixed-use building with an increased density that includes 18 residential units, restaurant, commercial and retail units.

POSSIBLE AMENDMENT:

Change Zoning By-law Z.-1 from a Holding Downtown Area (h-1•h-3•DA2•D350) Zone which permits a wide range of residential, office and commercial uses, up to 350 units per hectare, to a Downtown Area Bonus (DA2•D350•B-()) Zone which permits a wide range of residential, office and commercial uses, with a density up to 754 units per hectare.

PLANNING POLICIES:

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are designated as "Downtown Area" in the Official Plan. The intention for the Downtown Area is to ensure it continues to be the "major office, employment centre and commercial district in the City, and [to strengthen] its function as a location for new medium and high density residential environment over time". The Downtown Area designation allows for a broad range of uses, including retail, service commercial, office, residential, entertainment, institutional, and mixed use buildings.

The policies for the Downtown Area "encourage growth in the residential population of the Downtown and adjacent gateway areas through new development and the renovation and conversion of existing buildings." The Downtown Area policies include a range of urban design objectives. The lands are also subject to a number of policy and guideline documents that provide direction for new downtown development including "Our Move Forward: London's Downtown Plan", the "Downtown Design Guidelines", and the "Downtown London Heritage Conservation District Plan".

HOW TO COMMENT:

Your opinion on this application is important. Please call in, mail, e-mail or fax your comments to The City of London, Planning Services, P.O. Box 5035, London, ON, N6A 4L9, Attention Sonia Wise by **October 8, 2015**, if possible. Please ensure you refer to the file number or municipal address of the item on which you are commenting.

Please Note: Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Cathy Saunders, City Clerk, 519-661-2500 extension 4937.

A neighbourhood or community association may exist in your area. If it reflects your views on this proposal, you may wish to select a representative of the association to submit comments on your behalf.

Your representative on City Council, Ward 13 Councillor Tanya Park (office 519-661-2500 extension 4013, e-mail tpark@london.ca) would be pleased to discuss any concerns you may have with this application.

PUBLIC MEETING:

The appropriateness of the requested Zoning By-law amendment will be considered at a future meeting of the Planning & Environment Committee. You will receive another notice inviting you to attend this meeting.

If a person or public body does not make oral or written submissions at a public meeting or make written submissions to the City of London before the proposed amendment is adopted, the person or public body may not be entitled to appeal the decision of the Council of the City of London to the Ontario Municipal Board, or may not be added by the Board as a party to the hearing of an appeal unless, in the opinion of the Board, there are reasonable grounds to do so.

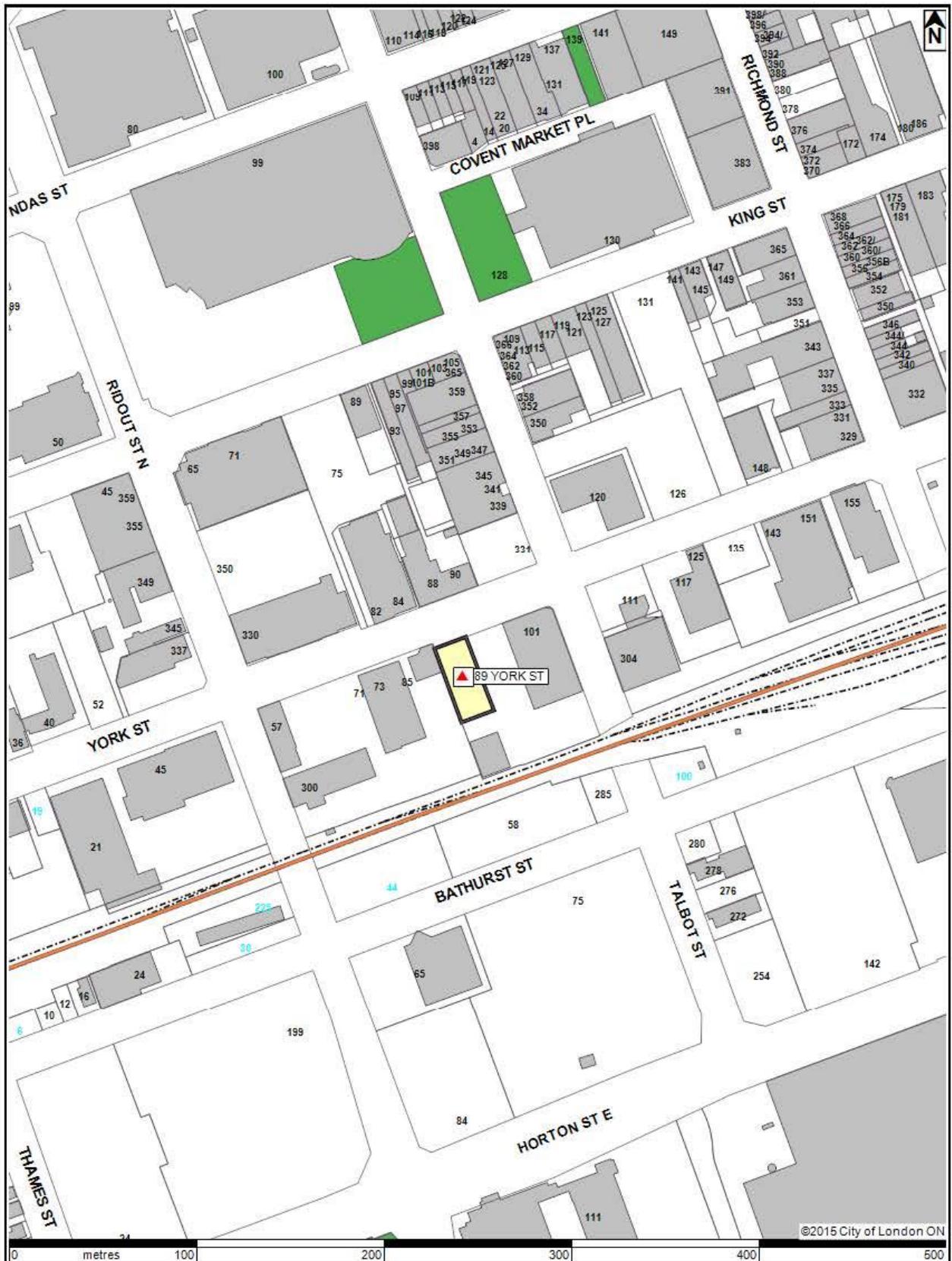
FOR INFORMATION:

If you wish to view additional information or material about the requested Zoning By-law amendment, it is available to the public for inspection at Planning Services, 206 Dundas St., London, ON, Monday to Friday, 8:30a.m.-4:30p.m.

For more information, please call Sonia Wise at 519-661-2500 extension 5887, referring to "Z-8525".

TO BE NOTIFIED:

If you wish to be notified of the adoption or refusal of a request to amend the Zoning By-law, you must make a written request to the City Clerk, 300 Dufferin Avenue, P.O. Box 5035, London, ON N6A 4L9. You will also be notified if you address the Planning & Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.



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LOCATION MAP

Subject Site: **89 York St**
 Applicant: **Jing For Jing Ltd C/O Edmund Lui**
 File Number: **Z-8525**
 Planner: **Sonia Wise**
 Created By: **Sonia Wise**
 Date: **2015-09-03**
 Scale: **1:2500**

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

Corporation of the City of London
 Prepared By: Planning and Development





Proposed Elevation for 89 York Street